

**Coolidge School Re-Use Task Force
Finance Meeting Room, Town Hall
Maynard, Mass.
5:30 p.m. Tuesday, March 31, 2015**

Present:

Task Force Members:

Lee Acker	Tim Hess	Jack MacKeen	Ken Neuhauser
Sally Bubier	Rick Lefferts	Vicki Stevens	

Also Present:

Lynda Thayer	Ellen Duggan
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I. Updates

- **Cost to renovate Fowler for School Admin. Offices** - Ken Neuhauser reported that Pete DeCicco, finance manager for the schools, said it cost about \$30,000 to renovate a wing of Fowler to accommodate the school administration offices. This comprised a phone system, security access for the entrances, and the construction of one wall in the foyer area.
- **Former lease agreement to house School Admin.** - The agreement that Pete DeCicco had negotiated with Clocktower Place involved a lease of approximately \$35,000 per year.
- **School Administration at Fowler is Temporary** – Due to anticipated increases in school enrollment, the school administration offices are expected to remain in Fowler for about three years and then seek a new home, Vicki Stevens reported, according to the Superintendent's office.
- **Council on Aging Costs for temporary home** – The cost to renovate a portion of the Country Club clubhouse to temporarily house the Council on Aging was about \$80,000, with about \$11,000 of that coming from the country club, Lee Acker reported. Since it just opened, monthly costs to operate are unknown.
- **Community Preservation Committee Funds** – Rick Lefferts said there is about \$177,000 earmarked for community housing projects and about \$120,000 earmarked for historical preservation projects.

II. Findings and Recommendations – Looking forward to our final report to the Board of Selectmen, Sally Bubier said we need to start pulling together lists of our findings that will be a part of and shape our recommendations in June. Tim Hess will begin compiling that list.

III. Task Force Funds – We talked about the approximate \$19,000 left over from the recent Reo Road and Coolidge playground upgrades and the \$20,000 from Community Preservation Committee funds that that committee has agreed to give to our task force, contingent on town meeting approval. But is it appropriate for us to use this money, it was asked. In the spirit of

gathering as much information as possible for our final report, should we use some of the money to hire consultants for an updated physical assessment of Coolidge? Rick didn't think so, saying whoever takes on Coolidge can deal with that. We agreed we need to be good stewards and remembered that we were told by town administrators that there is some money available for our needs.

IV. Economic Scenarios – We thought it might be helpful to the BOS to broadly sketch economic impacts of four or so different outcomes to the Coolidge property. One, for example, would be if the Coolidge became condominiums. Another might be if it was torn down and two houses were built there. Still another could be town office space or a mixture of town and private uses.

V. Coolidge Roof – We unanimously approved a motion to talk to town administrators about a simple repair to the Coolidge to prevent further deterioration of the building. We believe that the flashing on the school roof needs to be replaced to stop a couple of damaging leaks. We decided we didn't need to go to the Board of Selectmen for this request. After more discussion, we decided to invite the assistant town administrator, Andrew Scribner-MacLean, to our next meeting, April 7, to talk about this, our looming final report, and other issues including future facility needs in Maynard.

VI. Review Epsilon Associates Inc. Preservation Quote – We decided to reject Epsilon's quote of \$1,950 to update the Mass. Historical Commission Inventory Form "B" and provide us information on federal and state tax credits. We decided we didn't need the tax information but would like the updated inventory form. Rick said he could find the tax information for us. Jack noted that in pursuing this course, he wanted an expert appraisal of Coolidge's interior architecture to see if there is something of exceptional value there that really needs to be preserved. We all felt this was important. Jack will seek a new quote for the abbreviated work from Epsilon.

VII. List of Possible Users for Coolidge – Sally will keep a list of entities that could possibly use Coolidge floor space.

VIII. Adjournment and Next Meeting – We adjourned at about 7:35 p.m. Our next meeting is Tuesday, April 7, at 5:30 p.m., Town Hall.